

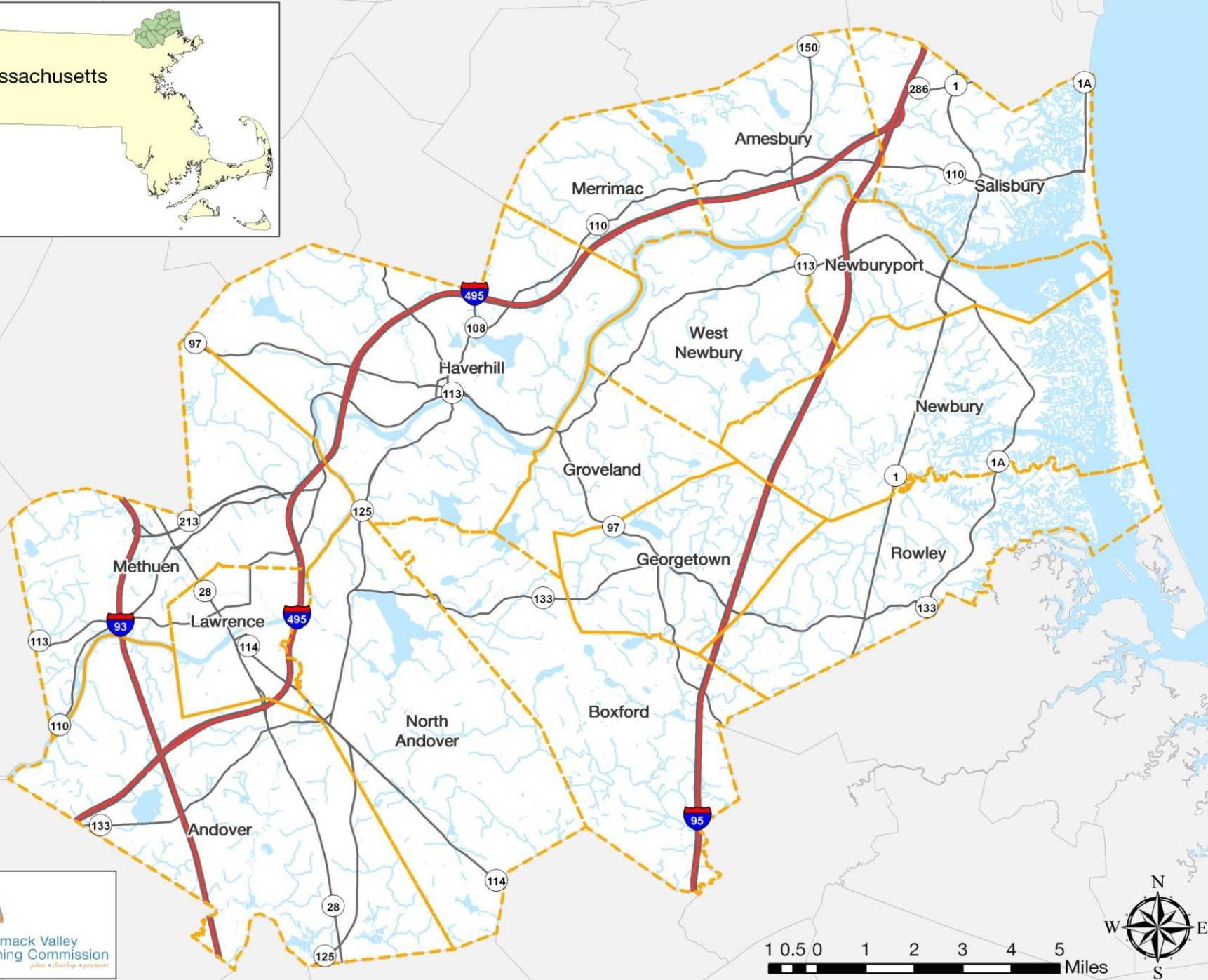


Merrimack Valley
Planning Commission
*plan * develop * promote*

Merrimack Valley Region Brownfields Program



Joseph Cosgrove, Environmental Program Manager
Amesbury Brownfields Workshop
August 11th, 2016





REGIONAL PRIORITY GROWTH STRATEGY-2015

- First Regional Master Plan in over 30 years
- Completed in 2009; Updated in 2015 to align with state “Planning Ahead for Growth”
- Identifies Priority Development Areas (PDAs) of State, Regional, and Local Significance
- PDAs are areas where communities want to grow: with suitable infrastructure, zoning, & streamlined permitting
- **Public Investment** to support growth will be directed to the **PDAs**



Regional Growth Strategy Goals

- **Economic Development:** encourage growth to finance municipal services;
- **Jobs:** create job opportunities in the region that pay well and reduce commuting demands;
- **Housing:** keep housing cost affordable for our children and future generations, and
- **Quality of Life:** manage development to protect and sustain our quality of life.



MVPC Regional Brownfields Programs

- **ASSESSMENT:** Phase I and Phase II Environmental Site testing (MVPC Program funds fully expended Sept. 2016)
- **CLEANUP REVOLVING LOAN FUND (RLF):**
 - Fund Capitalized at \$1,205,000 (\$370k Petroleum; \$835k Hazardous Materials)
 - Gap Financing with Flexible Terms
 - 20% Local Cash Match



WHAT IS A BROWNFIELD???

EPA Definition: “Real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant”

- **Includes sites with controlled substances contamination; petroleum; and mine-scarred lands.**



MVPC Brownfields Program Site Eligibility

- **Located in one of MVPC's 15 member communities;**
- **Can be privately or publicly owned;**
- **Must meet definition of a brownfield;**
- **Cannot be listed, or proposed for listing, on the National Priorities List/Superfund;**
- **Cannot be Site subject to administrative order, court order or consent decree**



MVPC Brownfields Program Site Eligibility

- Funding available for Petroleum-contaminated Sites as well as Hazardous Material cleanup.
 - But rules differ: Petroleum site require Mass DEP approval and determination :
 - a. Site is relatively low risk;
 - b. There's no viable responsible party;
 - c. Federal funds cannot be used on site where owner/third party is potentially liable for cleanup.



MVPC Brownfields Program Site Eligibility

- **Inclusion of site in RLF financing program is subject to EPA and MVPC approval**
- **MVPC criteria includes:**
 - ✓ **Community Need & Support**
 - ✓ **Housing & Employment**
 - ✓ **Sustainable Reuse**
 - ✓ **Health & Welfare**
 - ✓ **Neighborhood Development Catalyst**
 - ✓ **Leveraging Other Investment**



How MVPC's Brownfields Revolving Loan Fund Works

- **Developer or Community proposes cleanup project for loan financing or subgrant (municipal projects—no more than 50% of RLF);**
- **20% cost match**
- **MVPC evaluates the applicability of Brownfield Program funds, project viability and prospective community impact/benefit;**
- **EPA reviews and approves proposed project;**
- **MVPC and applicant execute loan agreement for cleanup activities**



OTHER REQUIREMENTS

- Community Relations Plan
- Analysis of Brownfield Cleanup Alternatives (ABCA)
 - Public Meeting & 30-day Review Comment Period
- Quality Assurance Project Plan (QAPP) for environmental sampling
- Davis-Bacon, procurement



HOW CAN BROWNFIELDS RLF FUNDS BE USED???

- Removing, mitigating or preventing the release or threat of release or hazardous substance/contaminant;
- Project cleanup oversight & Site monitoring;
- Materials containment, treatment or disposal;
- Installation of drainage controls;
- Cleanup alternatives development

(Note: RLF can't be used for site assessment, property marketing or construction/demolition)

Amesbury Lower Millyard



29 Elm St.--Salisbury



Coastal Metals - Merrimac



Thank You!



For more information:

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